

**CITY OF FOLEY
PLANNING COMMISSION
WORK SESSION
&
MEETING**

August 19, 2026

**City Hall
Council Chambers
At 4:00 p.m.**

**PLANNING COMMISSION
WORK SESSION AGENDA AUGUST 19, 2026
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission will hold a work session on August 19, 2026 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

WORK SESSION:

1. Bovina Tretheway Subdivision - Minor

The Planning Commission has received a request for approval of Bovina Tretheway Subdivision a minor subdivision which consists of 9.85 +/- acres and 3 lots. Property is located E. of Foley Beach Express and W. of Roscoe Rd. Applicant is Engineering Design Group.

2. Checkmat Foley Brazilian Jiu-Jitsu- Conditional Use

The Planning Commission has received a request for a Conditional Use for Article 19.1 B, to allow a Jiu-Jitsu gym in an M-1 zone. Property is located at 21860 U.S. Hwy 98, Suite 102. Applicant is Mako Services- Bryan Hodges.

3. New Office & Warehouse- Site Plan

The Planning Commission has received a request for approval of the site plan for a New Office and Warehouse. Property is located E. of Foley Beach Express and S. of Industrial Parkway. Applicant is Clark, Geer, Latham and Associates.

4. Collins Aerospace Storage Building- Site Plan

The Planning Commission has received a request for approval of the site plan for Collins Aerospace Storage Building. Property is located at 1300 W. Fern Ave. Applicant is Lieb Engineering Company.

5. North Foley Industrial Park/City of Foley- Rezoning

The Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 121 +/- acres. Property is currently zoned B-1A (Extended Business District) and R-3 (Residential Multi-Family). Proposed zoning is PID (Planned Industrial District). Property is located at the SE corner of N. Juniper St. and the Foley Beach Express. Applicant is the City of Foley.

6. Realty Executives Gulf Coast/Rolling Stones, LLC- Rezoning

The Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 4.38 +/- acres. Property is currently zoned B-1A (Extended Business District). Proposed zoning is B-3 (Local Business District). Property is located E. of Bender Rd. and N. of US Hwy. 98. Applicant is Realty Executives Gulf Coast, Randy McKinney.

7. Realty Executives Gulf Coast/ Johnstone Supply HVAC Company- Conditional Use

The Planning Commission has received a request for a Conditional Use for Article 18.1.4 B, to allow wholesale in a B-3 zone. Property is located E. of Bender Rd. and N. of US Hwy. 98. Applicant is Realty Executives Gulf Coast, Randy McKinney.

**PLANNING COMMISSION
WORK SESSION AGENDA AUGUST 19, 2026
(Council Chambers of City Hall) 4:00 P.M.**

8. Comprehensive Plan- Amendments

ADJOURN:

Note: *Denotes property located in the Planning Jurisdiction

**PLANNING COMMISSION
MEETING AGENDA AUGUST 19, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission will hold a meeting on August 19, 2026 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MEETING MINUTES:

Approval of the July 15, 2026 work session and meeting minutes.

AGENDA ITEMS:

1. Bovina Tretheway Subdivision - Minor

The Planning Commission has received a request for approval of Bovina Tretheway Subdivision a minor subdivision which consists of 9.85 +/- acres and 3 lots. Property is located E. of Foley Beach Express and W. of Roscoe Rd. Applicant is Engineering Design Group.

Public Hearing:

Planning Commission Action:

2. Checkmat Foley Brazilian Jiu-Jitsu- Conditional Use

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Planning Commission Action:

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Planning Commission Action:

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Planning Commission Action:

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Public Hearing:

Planning Commission Action:

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Public Hearing:

Planning Commission Action:

7. Realty Executives Gulf Coast/ Johnstone Supply HVAC Company- Conditional Use

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Public Hearing:

Planning Commission Action:

8. Comprehensive Plan- Amendments

Public Hearing:

Planning Commission Action:

ADJOURN:

**PLANNING COMMISSION
WORK SESSION MINUTES JULY 15, 2026
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission held a work session on July 15, 2026 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent member was Calvin Hare. Staff present were: Shawn Mitchell, Cory Rhodes, Eden Lapham, Amanda Cole, Taylor Davis, Raven Roberts, Jackie McGonigal, Nelson Bauer, Wayne Dyess and Melissa Ringler, Recording Secretary.

WORK SESSION:

1. Redevelopment of Old Badcock into Ortho Medical Office - Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for the Ortho Medical Office. Property is located at 510 S. McKenzie St. Applicant is Lieb Engineering Company.

Mrs. Eden Lapham explained that the applicant plans to remodel the interior of the former Badcock building into an orthopedic medical office. She stated that, as part of the renovation, the property will be required to meet current code requirements for parking, street trees and sidewalks.

Mr. Taylor Davis stated that sidewalks will be required before a Land Disturbance Permit can be issued. He also noted that additional parking will be added in front of and along the side of the building.

Mrs. Lapham stated that staff is recommending approval with conditions.

2. New Horizons Credit Union- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for the New Horizons Credit Union. Property is located N. of S. Juniper St. and E. of State Hwy. 59. Applicant is The Element Group.

Ms. Cory Rhodes explained the request is for approval of the site plan for the New Horizons Credit Union. She stated that staff initially recommended approval with the condition that a revised landscape plan be submitted. She noted that the applicant has since submitted a revised landscape plan that satisfied the condition.

Staff thanked the applicant for working with them throughout the review process.

Chairman Wes Abrams asked about the portion of Palm Beach Way that would be maintained by the City.

Mr. Davis explained the portion of the road maintained by the City currently extends to the southernmost culverts but should eventually extend north past Hobby Lobby once it is brought up to our standards.

Ms. Haley Fardelmann requested approval to relocate the proposed monument sign because the

**PLANNING COMMISSION
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(Council Chambers of City Hall) 4:00 P.M.**

original location would have limited visibility due to an existing billboard.

Staff stated they has no objection to relocating the sign but noted that the applicant would need to coordinate the new location with staff.

Ms. Fardelmann also requested that the proposed single drive thru access lane be revised to a double-stacked drive thru access lane.

Mr. Davis stated that he did not anticipate any issues with the revision of the lanes.

Ms. Fardelmann asked about the sidewalk requirement, noting that BJ's currently does not have sidewalks. She asked whether there are any plans to install sidewalks in the area and expressed concern that the credit union would be the only development with a sidewalk.

Commissioner Hellmich explained the current regulations require sidewalks for the development and that the City cannot require previously approved developments to comply with the updated standards.

Mr. Davis stated BJ's will be installing a sidewalk along the Juniper Street frontage.

A representative of the New Horizons Credit Union stated there are currently no sidewalks serving Culver's or Texas Roadhouse.

Commissioner Hellmich stated that it would be the City's responsibility to extend the sidewalk network and connect it along Juniper Street.

Mr. Wayne Dyess stated that the City could possibly consider a multi-use path along the east side of Highway 59.

ADJOURN:

Work Session adjourned at 4:16 p.m.

**PLANNING COMMISSION
MEETING MINUTES JULY 15, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

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Chairman Abrams called the meeting to order at 4:17 p.m.

MEETING MINUTES:

Approval of the June 17, 2026 work session and meeting minutes.

Commissioner Gebhart made a motion to approve the June 17, 2026 work session and meeting minutes. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the June 17, 2026 meeting minutes passes.

AGENDA ITEMS:

1. Redevelopment of Old Badcock into Ortho Medical Office - Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for the Ortho Medical Office. Property is located at 510 S. McKenzie St. Applicant is Lieb Engineering Company.

Planning Commission Action:

Commissioner Hellmich made a motion to accept the requested site plan with staff conditions. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan with the following conditions passes:

- 1. This development will be reviewed under the current Technical Design Manual (TDM) during the Land Development Permit phase.**
- 2. At least 20% of the parking areas must use brick pavers to meet the TDM requirements.**
- 3. Traffic calming, such as raised brick paver crossings, will be required along the access aisles between building and parking areas.**
- 4. Provide a pedestrian crossing from street parking to the building.**

2. New Horizons Credit Union- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for the New Horizons Credit Union. Property is located N. of S. Juniper St. and E. of State Hwy. 59. Applicant is The Element Group.

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(Council Chambers of City Hall)
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Planning Commission Action:

Ms. Cory Rhodes explained staff initially recommended approval with the condition that a revised landscape plan be submitted. She noted that the applicant has since submitted a revised landscape plan that satisfied the condition and staff is recommending approval of the site plan.

Commissioner Engel made a motion to approve the requested site plan. Commissioner Gebhart seconded the motion. All members voted aye.

Motion to approve the requested site plan passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 4:20 p.m.

MEETING DATE: August 19, 2026

CITIZENSERVE PERMIT #: SUB26-000013

PROJECT NAME: Bovina Trethewey Subdivision

APPLICANT / OWNER(S):

- PIN 217158 – Kay Bovina, Tonya Strubbe, Howard Redmond, Adrienne Burges, Raedean Acker
- PIN 18543 – Shalmara Trethewey

REQUEST(S): 3-lot minor subdivision (Final Plat)

RECOMMENDATION: Approval with Conditions

CONDITIONS OF APPROVAL (SUB26-000013):

1. Add signature block for Baldwin County Highway Director.
2. Add "AL-161" label to FBE ROW and add ROW width to the plat.
3. Development on Lot 2 will require a US Army Corps of Engineers (USACE) wetland fill permit to provide access from Roscoe Rd. A note to that effect has been added to the plat.

Final Plats must be recorded with the Baldwin Co. Probate Office within 90 days of Planning Commission approval (Subdivision Regs. §4.6D).

PROPERTY INFORMATION

Aug26 PC Packet, p. 11

Item #1

LOCATION: East of the Foley Beach Express and west of Roscoe Rd.

PIN(s): 18543, 217158

ACREAGE: 9.85 ac

CURRENT ZONING:

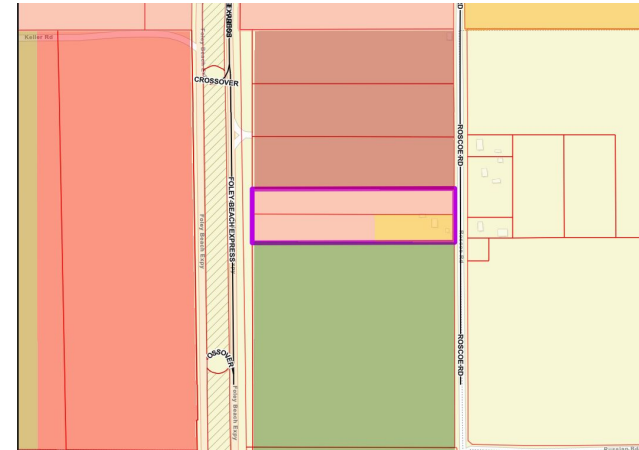
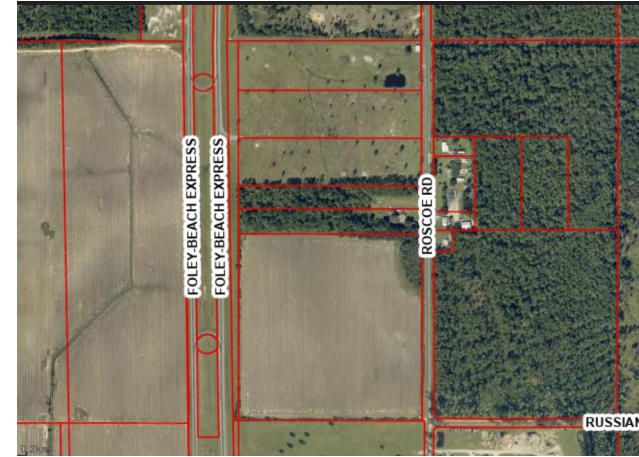
- PIN 217158: B-1A
- PIN 18543: B-1A (west); R-3 (east)

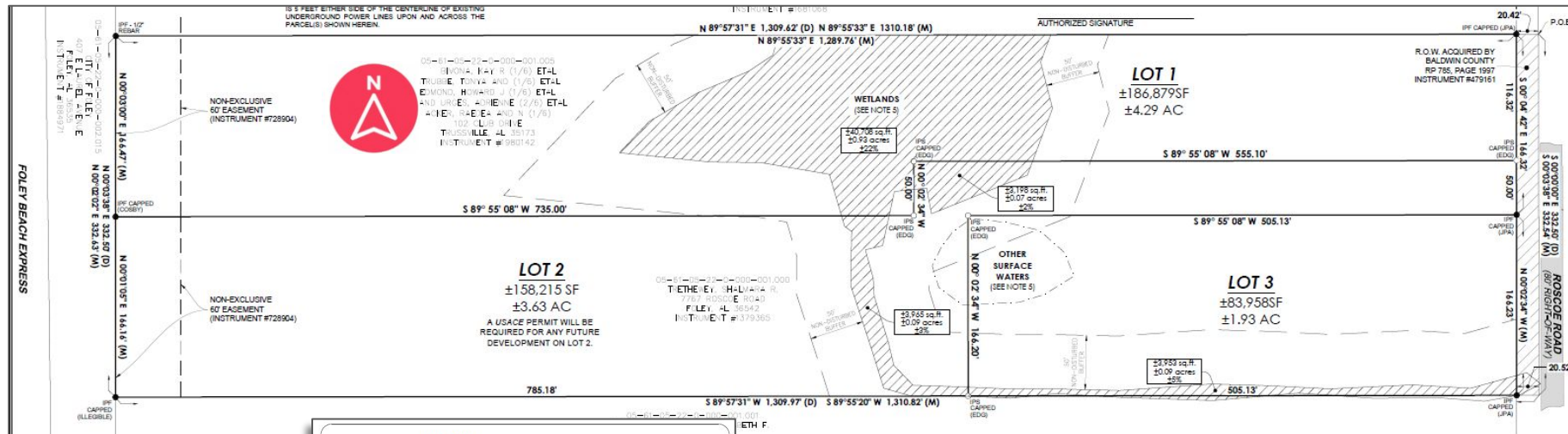
OVERLAY DISTRICT: Foley Beach Express Overlay

ADJACENT ZONING: AO (south), B-3 (north)

EXISTING USE: Residential

PLACE TYPE: Commercial Corridor





SITE DATA
TOTAL ACREAGE = 9.85 AC
NUMBER OF LOTS = 3
SMALLEST LOT SIZE = 1.93 AC
LARGEST LOT SIZE = 4.29 AC

ZONING (FOLEY)
LOT 1 AND LOT 2
B-1A

MINIMUM YARD SETBACKS
FRONT: 30 FEET
REAR: 20 FEET
SIDE ABUTTING STREET: 30 FEET

LOT 3
R-3

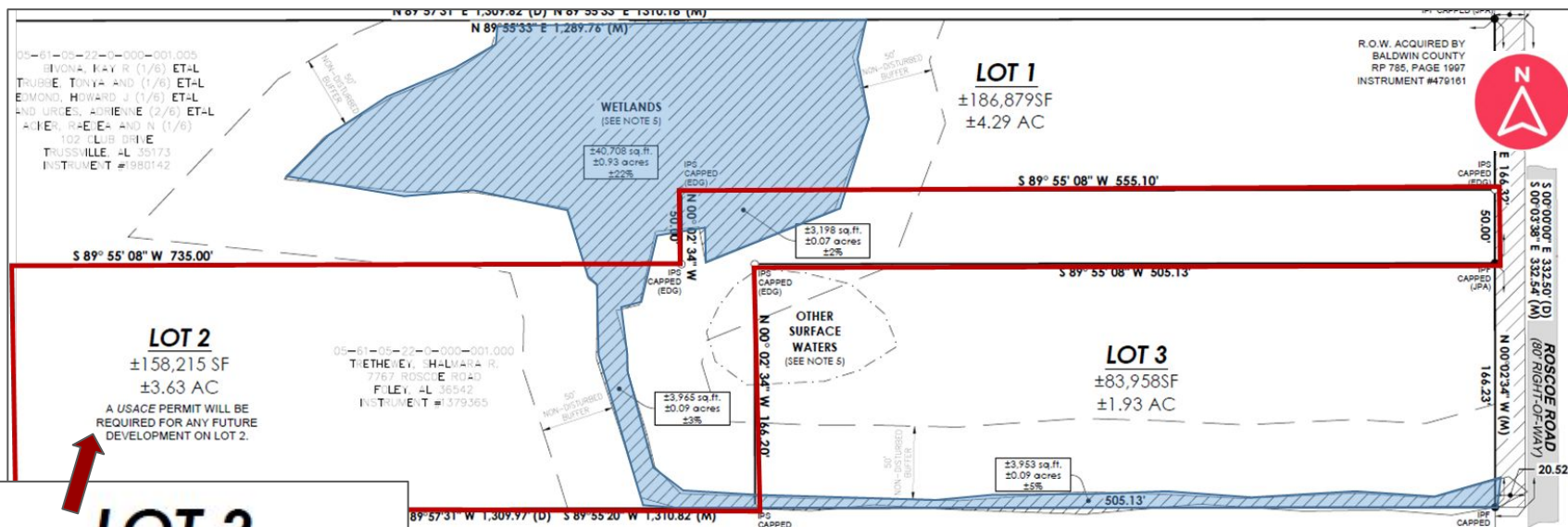
MINIMUM YARD SETBACKS
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET

LOTS ARE SUBJECT TO THE FOLEY BEACH
EXPRESS OVERLAY DISTRICT.

LOT 1
UPLAND = ±146,171 SF / ±3.36 AC
WETLANDS = ±40,708 SF / ±0.93 AC
TOTAL = ±186,879 SF / ±4.29 AC

LOT 2
UPLAND = ±151,052 SF / ±3.47 AC
WETLANDS = ±3,198 SF / ±0.07 AC
= ±3,965 SF / ±0.09 AC
TOTAL = ±158,215 SF / ±3.63 AC

LOT 3
UPLAND = ±80,005 SF / ±1.84 AC
WETLANDS = ±3,953 SF / ±0.09 AC
TOTAL = ±83,958 SF / ±1.93 AC



LOT 2

 $\pm 158,215 \text{ SF}$ $\pm 3.63 \text{ AC}$

A USACE PERMIT WILL BE
REQUIRED FOR ANY FUTURE
DEVELOPMENT ON LOT 2.

MEETING DATE: August 19, 2026

CITIZENSERVE PERMIT #: CUP26-000003

PROJECT NAME: Checkmat Foley Brazilian Jiu-Jitsu Gym

APPLICANT / OWNER: Bryan Hodges / Christopher Company

REQUEST(S): A conditional use permit to allow a martial arts gym in an M-1 zone

RECOMMENDATION: Approval with Conditions

CONDITIONS OF APPROVAL (CUP26-000003):

1. To align with the Comprehensive Plan's Place Type Map and to prevent future conflicting manufacturing uses allowed by right in the M-1 zone, the property owner must rezone to B-3 and obtain a Conditional Use permit for the wholesale component of the existing tenant rather than requesting another CUP for the final tenant space.

PROPERTY INFORMATION

Aug26 PC Packet, p. 16

Item #2

LOCATION: South of US Hwy 98, West of FBE
21860 US Hwy 98, Suite 102

PIN(S): 107926

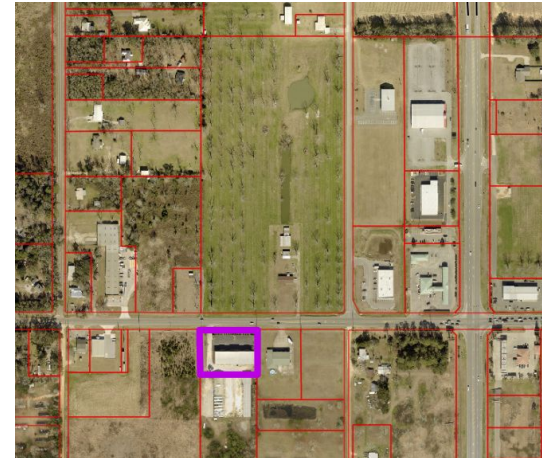
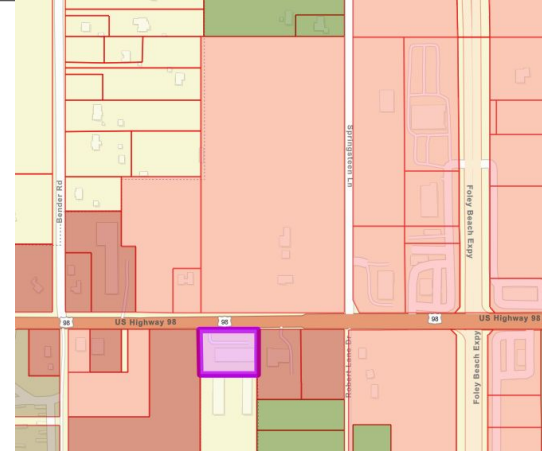
ACREAGE: 1.3 acres

CURRENT ZONING: M-1, Light Industrial

ADJACENT ZONING: North: B-1A; East & West: B-3;
South: Unzoned BC Dist 34

EXISTING USE: Partially filled Commercial Strip Mall

PLACE TYPE: Commercial Corridor



Determining Factors for Consideration

Item #2

If the Commission finds the proposed development is not within the spirit and intent of the district, does not meet, or is not capable of meeting, despite conditions the Commission could reasonably impose, the above criteria, the Commission may disapprove the proposed Conditional Use, providing the grounds for disapproval.

1. Satisfactory ingress and egress, motorist and pedestrian safety and convenient traffic flow:

The multi-tenant commercial structure already exists and has appropriate traffic flow & access.

2. General compatibility with adjacent properties, neighborhood and business area, as applicable:

Although zoned M-1, the existing business (an electric supply company) in the existing building is compatible with this use.

3. Compatibility of the bulk, density and lot coverage with that of adjoining properties:

The building already exists.

4. Compatibility with land use, transportation and other development policies of the Master Plan:

Comp Plan Place Type is Commercial Corridor abutting Suburban Neighborhood, and a martial arts studio/school is appropriate in this setting.

5. Availability, location and adequacy of utilities:

Building already exists and is serviced by utilities.

6. Mitigation of any potential economic, noise, glare, and odor effects on adjoining properties:

No such potential impacts expected with current tenant mix.

7. Adequacy of buffering/screening of potentially adverse views/activities from surrounding properties:

No such potentially adverse activities expected with current tenant mix.

MEETING DATE: August 19, 2026

CITIZENSERVE PERMIT #: ZSP26-000011 Site Plan Approval

PROJECT NAME: New office and warehouse

APPLICANT / OWNER: Clark, Geer, Latham and Associates - Scott Carrier / LDC, Foley Property, LLC

REQUEST(S): A 1,610 SF office with 6,095 SF warehouse

RECOMMENDATION: Approval with Conditions

CONDITIONS OF APPROVAL (ZSP26-000011):

1. Per Section 9.2 of the Zoning Ordinance, metal building facades are not permitted within 200' of a public right-of-way. The portion of the building facing the road will need to include a facade composed of stucco, brick, scored concrete, split-face concrete block, wood, or a combination of these materials. This material shall extend for a minimum of ten (10) feet along building elevations not adjacent to a thoroughfare.
2. Per Section 6.8 of the Zoning Ordinance, garage doors cannot face or be visible from a classified road and must be oriented toward interior side or rear yards or internal service areas.
3. Revised building documents shall be submitted during the Land Development Permitting process.

Site plan approval is valid for 12 months from the date of Planning Commission approval. A building permit must be obtained within that period (Zoning Ord.§11.1).

PROPERTY INFORMATION

Aug26 PC Packet, p. 20

Item #3

LOCATION: East of Foley Beach Express and South of Industrial Parkway

PIN(S): 636662

ACREAGE: +/- 3.00 acres

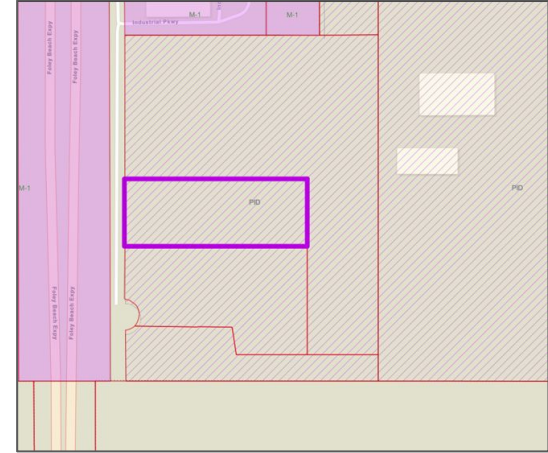
NUMBER OF LOTS / SITES: 1

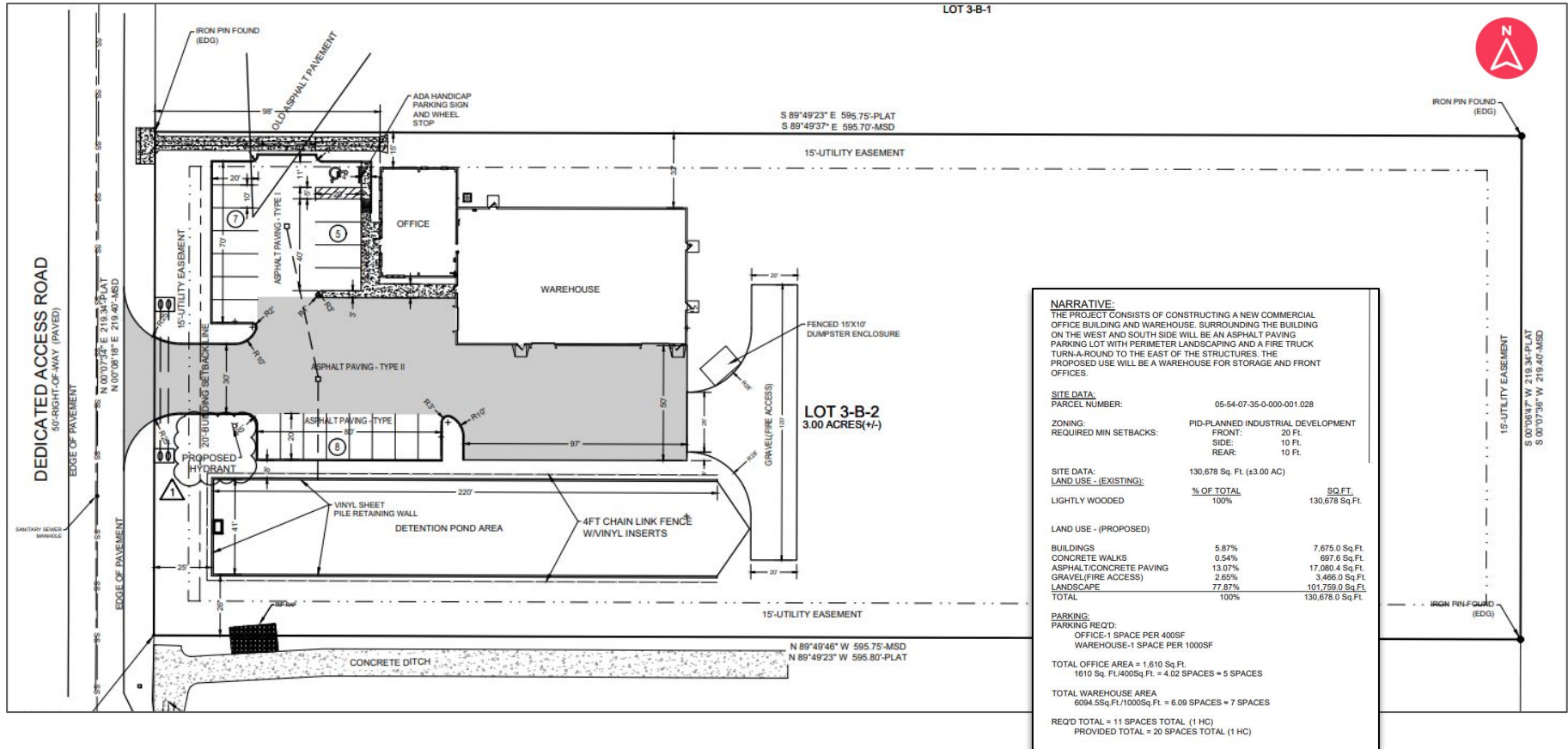
CURRENT ZONING: PID, Planned Industrial District; also within FBEOD

ADJACENT ZONING: North, South, and East: PID; West: M-1, Light Industrial District

EXISTING USE: Vacant / Wooded

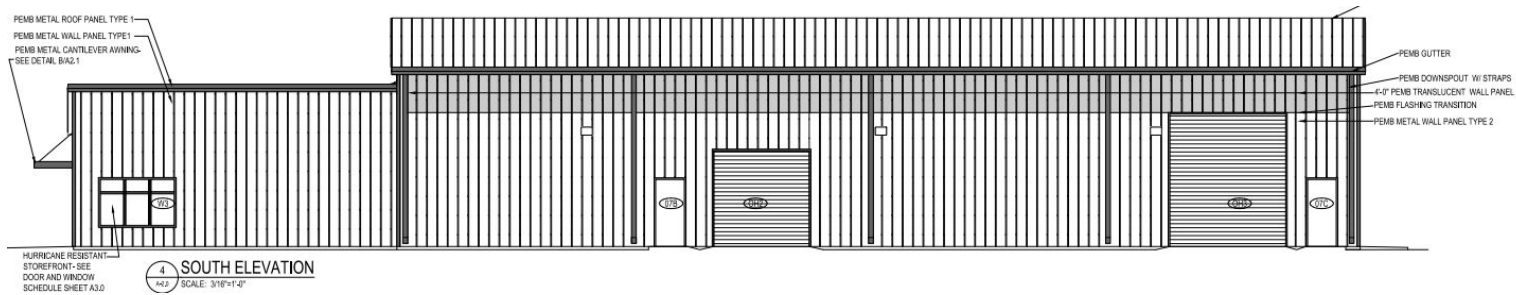
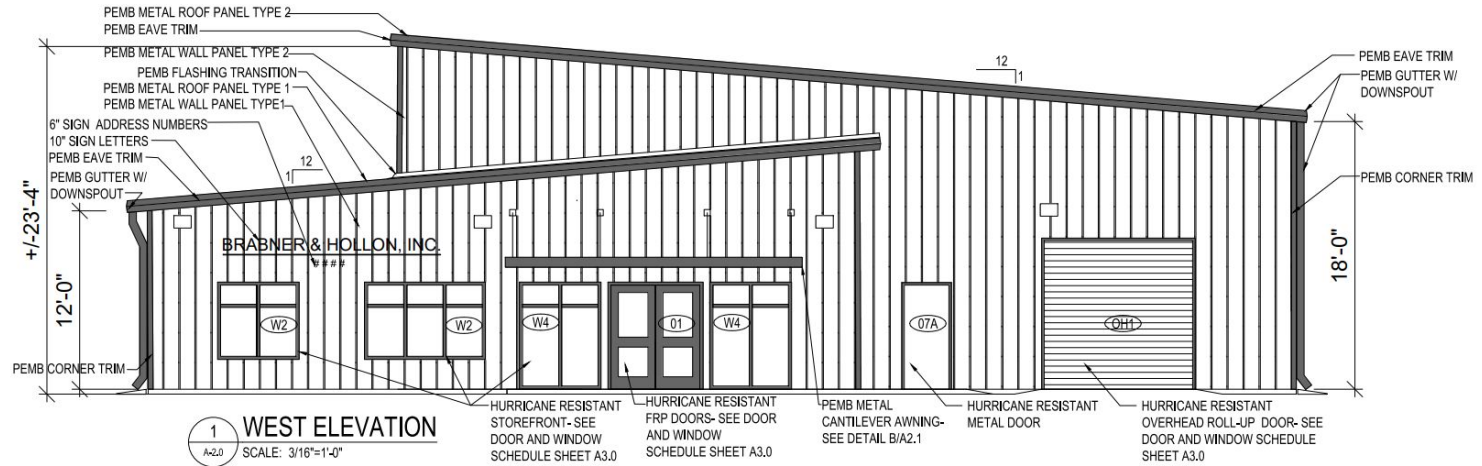
PLACE TYPE: Industrial

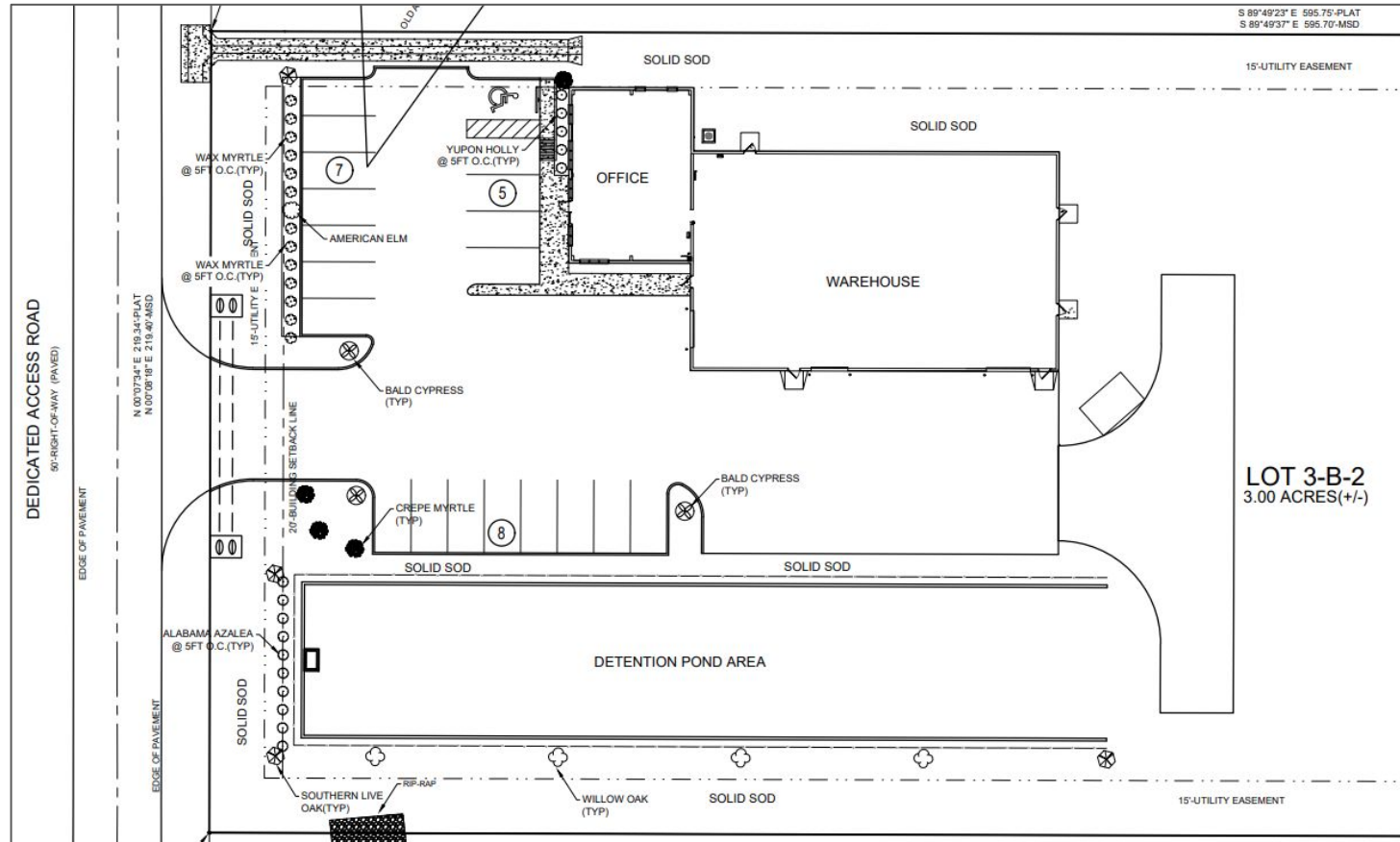




Per Section 9.2 of the Zoning Ordinance, metal facade is not allowed within 200 feet of the Foley Beach Express.

Per Section 6.8 of the Zoning Ordinance, garage door openings shall not front along the Foley Beach Express





MEETING DATE: August 19, 2026

CITIZENSERVE PERMIT #: ZSP26-000012 Site Plan Approval

PROJECT NAME: Building addition for Collins Aerospace

APPLICANT / OWNER: Lieb Engineering Company - Chris Lieb / ROHR Industries, Inc.

REQUEST(S): A 23,445 SF storage building

RECOMMENDATION: Approval

Site plan approval is valid for 12 months from the date of Planning Commission approval. A building permit must be obtained within that period (Zoning Ord.§11.1).

PROPERTY INFORMATION

Aug26 PC Packet, p. 25

Item #4

LOCATION: 1300 West Fern Avenue

PIN(S): 101006

ACREAGE: +/- 19 acres

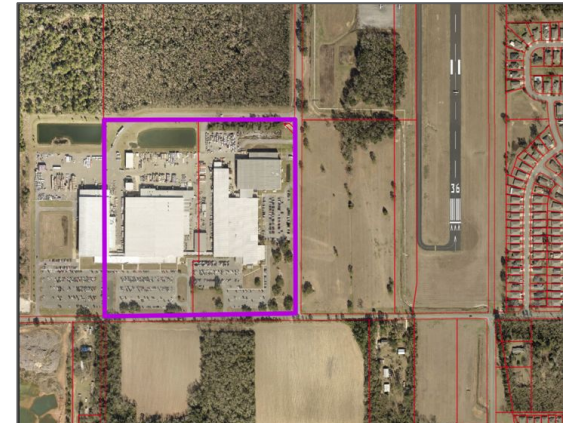
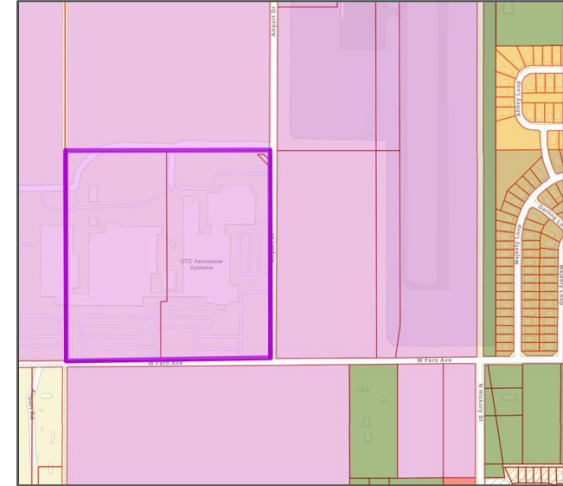
NUMBER OF LOTS / SITES: 1

CURRENT ZONING: M-1, Light Industrial District

ADJACENT ZONING: M-1, Light Industrial District

EXISTING USE: Manufacture and repair of airplane parts

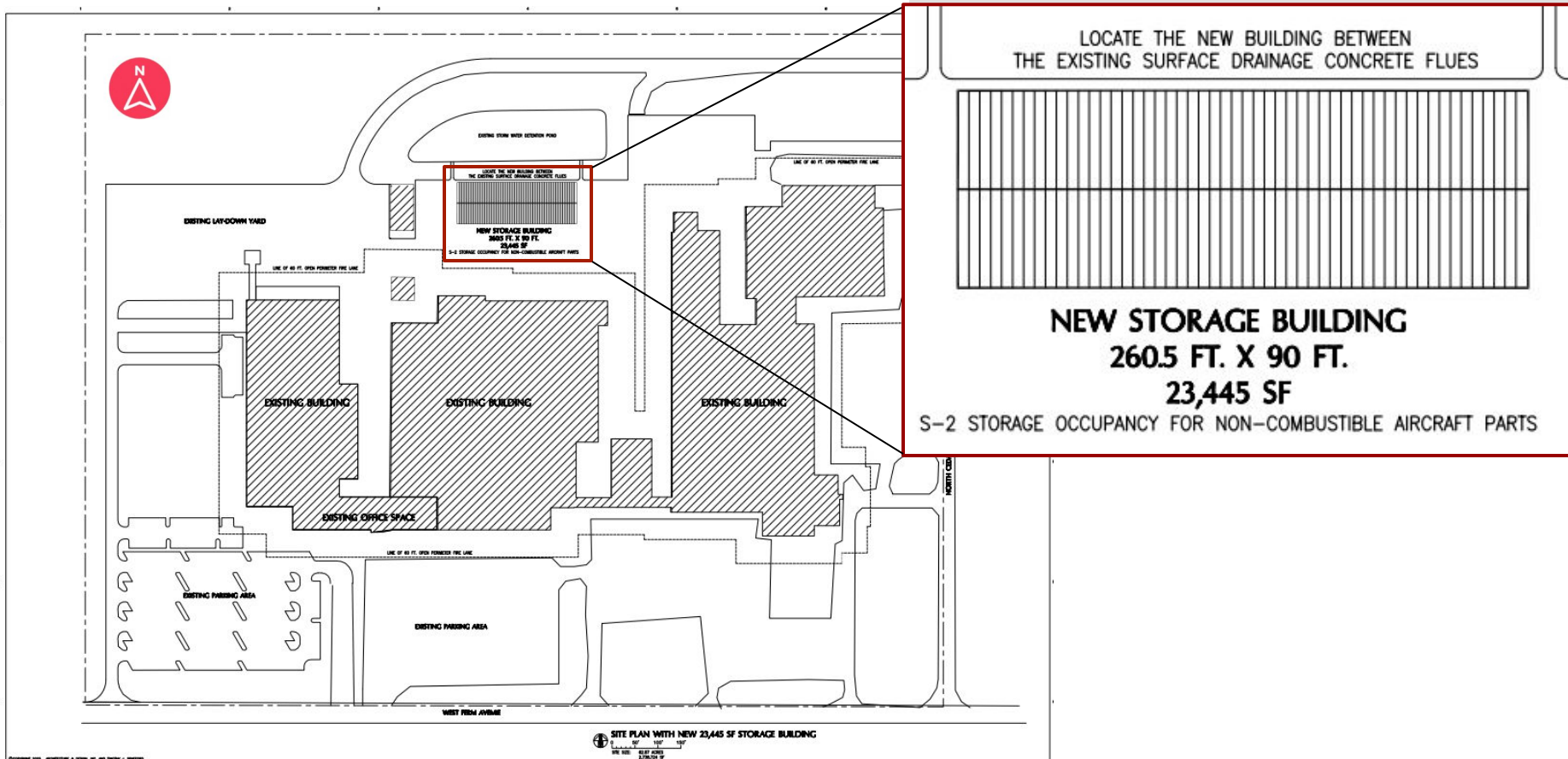
PLACE TYPE: Industrial



SITE PLAN

Aug26 PC Packet, p. 26

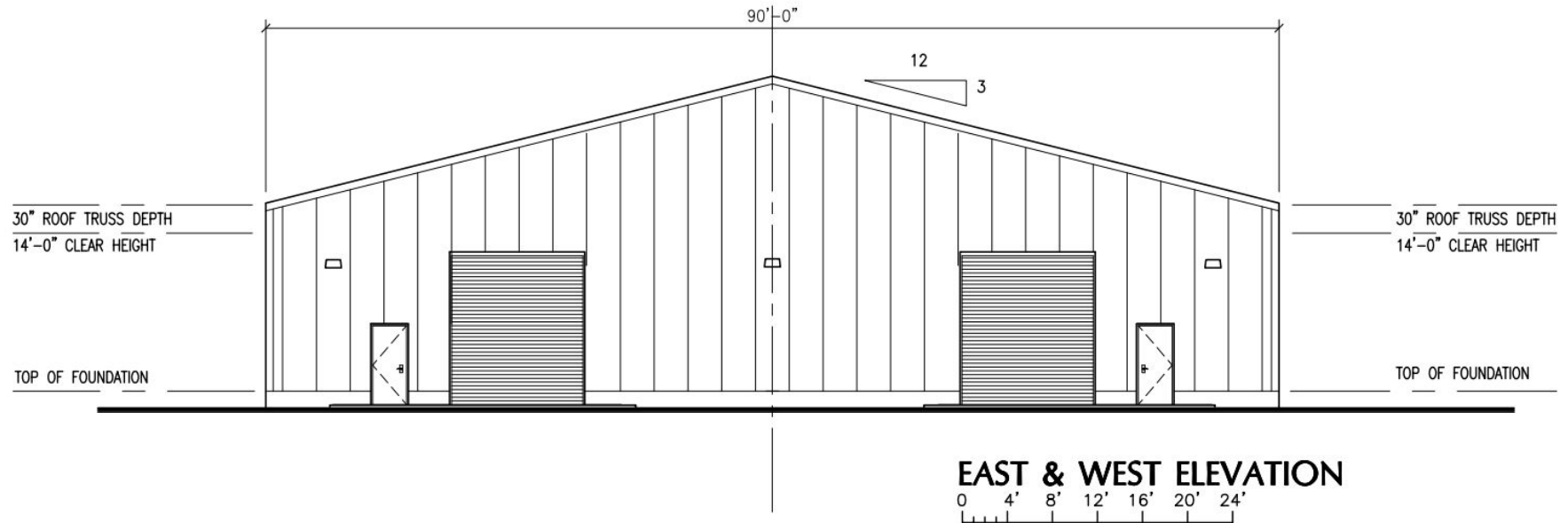
Item #4



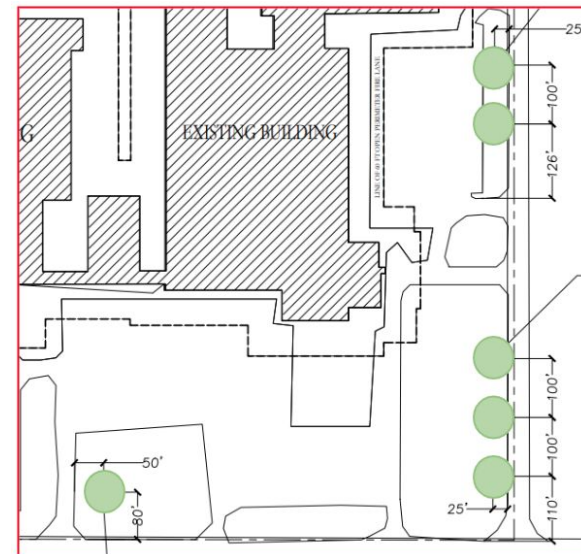
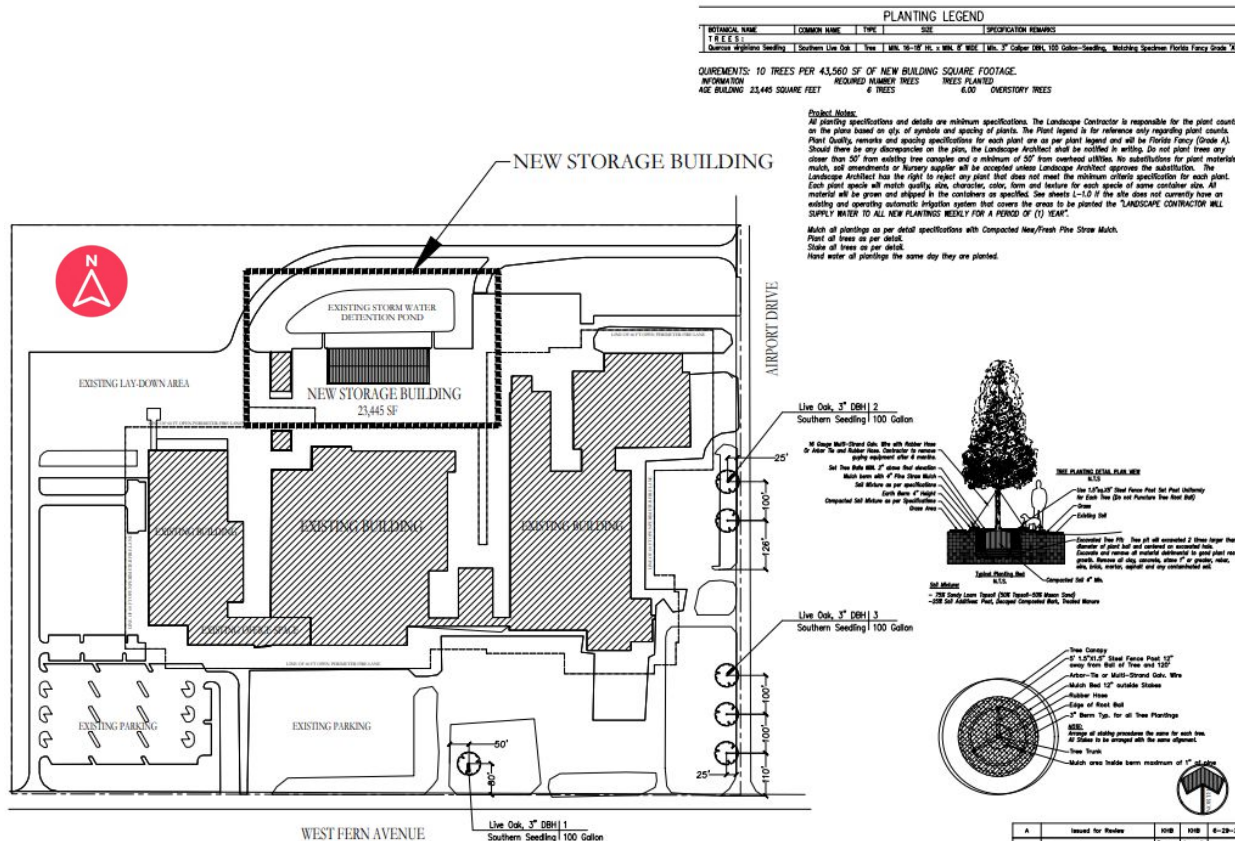
ELEVATION PLAN

Aug26 PC Packet, p. 27

Item #4



Item #4



The proposed building addition includes the installation of seven (7) Southern Live Oaks, each with a 3-inch diameter at breast height (DBH), on-site to satisfy the applicable landscaping requirements.

MEETING DATE: August 19, 2026

CITIZENSERVE PERMIT #: Z26-000010 Rezoning

PROJECT NAME: North Foley Industrial Park

APPLICANT / OWNER: City of Foley - Frank Shepard

REQUEST(S): Rezoning of ± 121 acres from B-1A (Extended Business District) and R-3 (Residential Single Family District) to PID (Planned Industrial District)

RECOMMENDATION: Approval

CONDITION(S) OF APPROVAL (Z26-000010)

1. City Council approval of Z26-000010

PROPERTY INFORMATION

Aug26 PC Packet, p. 31

Item #5

LOCATION: 15352 N Juniper Street - SE corner of N Juniper Street and Foley Beach Express

PIN(S): 221387

ACREAGE: ± 121 acres

CURRENT ZONING: B-1A, Extended Business District and R-3, Residential Single Family District

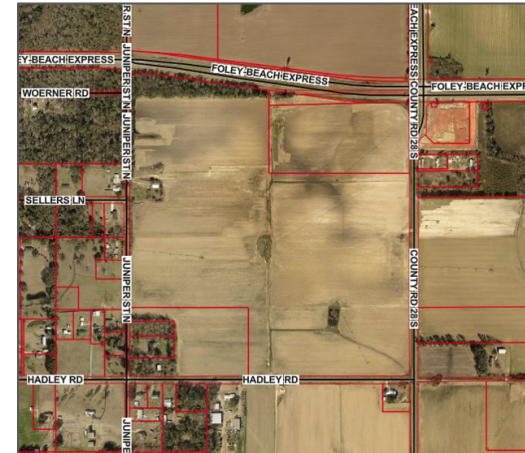
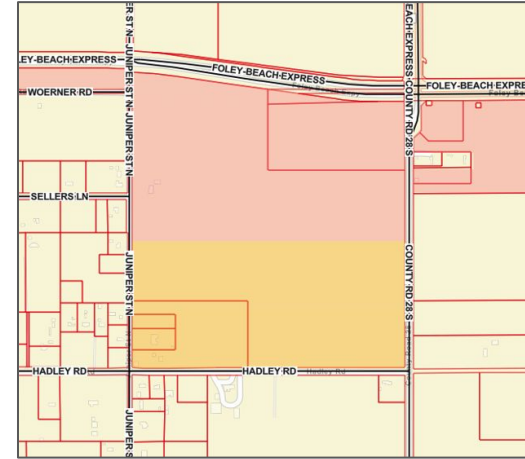
REQUESTED ZONING: PID, Planned Industrial District

OVERLAY DISTRICT: FBEOD

ADJACENT ZONING: North: Town of Summerdale, B-2; East: City of Foley, B-1A and Unzoned County, PD18; South: City of Foley, R-3 and Unzoned County, PD18; and West: Unzoned County, PD18

EXISTING USE: Vacant

PLACE TYPE: Industrial





The subject property is located within an Industrial Place Type.

The proposed rezoning to Planned Industrial Development (PID) to accommodate an Industrial Park is consistent with the property's designated Industrial Place Type and supports the long-term vision for the area. The PID zoning district also provides greater flexibility in site design and development standards while ensuring that future development is compatible with surrounding land uses.

MEETING DATE: August 19, 2026

CITIZENSERVE PERMIT #: Z26-000011 Rezoning

PROJECT NAME: Building for Johnstone Supply HVAC Company

APPLICANT: Realty Executives Gulf Coast - Randy McKinney

REQUEST(S): Rezoning of $\pm$ 4.38 acres from R-1A (Extended Business District) to B-3 (Local Business District)

RECOMMENDATION: Approval with Conditions

CONDITION(S) OF APPROVAL (Z26-000011)

1. City Council approval of Z26-000011

PROPERTY INFORMATION

Aug28 PC Packet, p. 35

Item #6

LOCATION: Property is located north of US Hwy 98 between Bender Road and Springsteen Road

PIN(S): 33792

ACREAGE: ± 4.38 acres

CURRENT ZONING: B-1A, Extended Business District

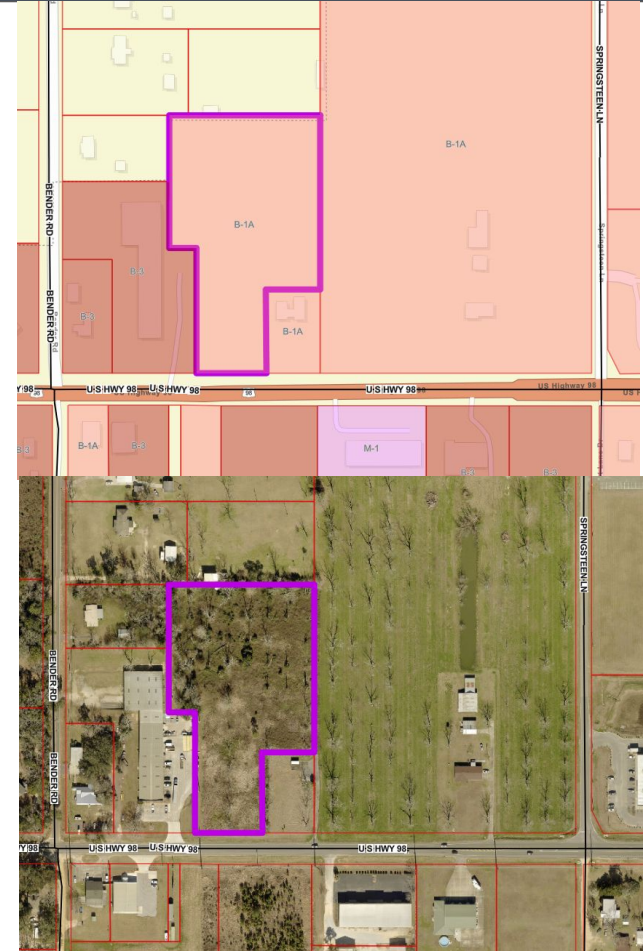
REQUESTED ZONING: B-3, Local Business District

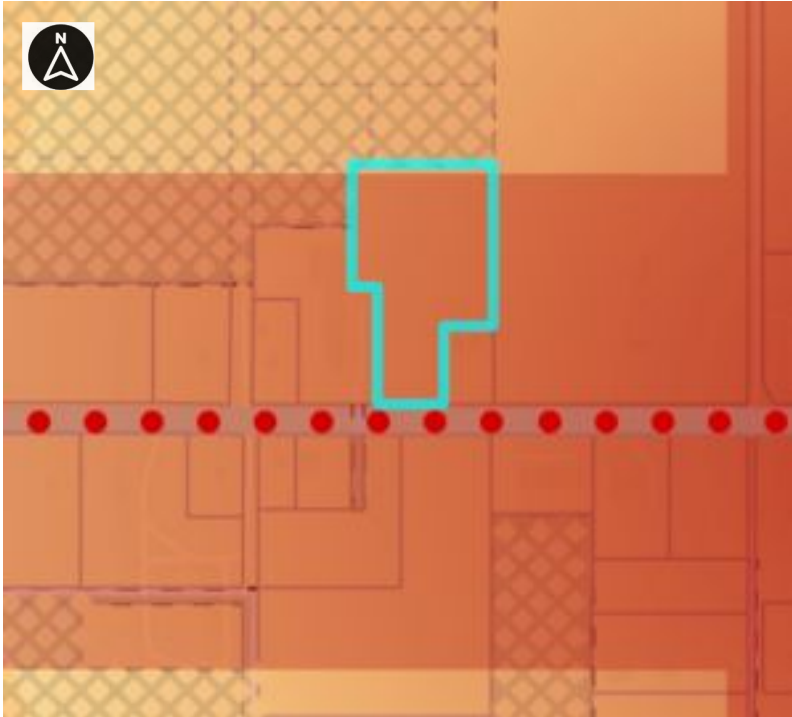
OVERLAY DISTRICT: FBEOD

ADJACENT ZONING: North: Unzoned County, PD 18; East: B-1A; South: B-1A and B-3; and West: B-3

EXISTING USE: Vacant

PLACE TYPE: Industrial / Village Center Node





The subject property is located within a Village Center Node, which is intended to function as a compact, walkable, mixed-use district that supports the surrounding neighborhoods through a balanced mix of employment, commercial, and compatible industrial uses. The proposed rezoning to Local Business is compatible with the surrounding zoning. The 20,000 square foot building addition will function as an HVAC wholesale distributor as well as a training facility for existing and future HVAC professionals.

MEETING DATE: August 19, 2026

CITIZENSERVE PERMIT #: CUP26-000003

PROJECT NAME: Johnstone Supply HVAC Company, Wholesale Use

APPLICANT: Realty Executives Gulf Coast - Randy McKinney

REQUEST(S): A conditional use permit to allow wholesale of HVAC equipment.

RECOMMENDATION: Approval with Conditions

CONDITION(S) OF APPROVAL (CUP26-000003)

1. City Council approval of Z26-000011

Determining Factors for Consideration

Item #7

If the Commission finds the proposed development is not within the spirit and intent of the district, does not meet, or is not capable of meeting, despite conditions the Commission could reasonably impose, the above criteria, the Commission may disapprove the proposed Conditional Use, providing the grounds for disapproval.

1. Satisfactory ingress and egress, motorist and pedestrian safety and convenient traffic flow:

The preliminary site plan that has been proposed provides appropriate traffic flow & access.

2. General compatibility with adjacent properties, neighborhood and business area, as applicable:

The proposed building is compatible with the adjacent businesses on US Hwy 98. Buffering will be provided adjacent to the residential properties to the north.

3. Compatibility of the bulk, density and lot coverage with that of adjoining properties:

The building is of comparable size to the property to the west. Property to the east is vacant, but large enough to support a business of equal or larger size.

4. Compatibility with land use, transportation and other development policies of the Master Plan:

Comp Plan Place Type is Commercial Corridor and it is in the edge of a Node.

5. Availability, location and adequacy of utilities:

Utilities are readily available in the area provided by Riviera Utilities.

6. Mitigation of any potential economic, noise, glare, and odor effects on adjoining properties:

No such potential impacts expected with proposed use.

7. Adequacy of buffering/screening of potentially adverse views/activities from surrounding properties:

Landscaped buffer required between northern parking area/stormwater management and adjacent residential properties. Details to be provided at the time of Site Plan approval.

Revisions to the Comprehensive Plan

- Chapter 12 - New chapter outlining a tier system along commercial corridors
- Chapter 13 - Amended the Downtown node graphic
- Chapter 14 - Amended corridor information to match to match Chapter 12
- Chapter 20 - New chapter detailing process for amending and implementing the Comprehensive Plan
- Updated Place Type map

Chapter 12 - Tier system along Commercial Corridors

Tier 1 Block: Frontage Block

Purpose: Reserve the most visible frontage for uses and formats that depend on visibility and access and that generate strong sales per linear foot.

Tier 2 Block: Support Block

Purpose: Increase per-acre productivity through compact multi-tenant buildings, shared parking, and walkable internal connections.

Tier 3 Block: Mixed-Use, Employment, or Transition Block

Purpose: Accommodate housing, lodging, live-work spaces, and other complementary uses that add on-site population to support demand and extend spending windows.



Chapter 13 - Amend the Downtown Node graphic

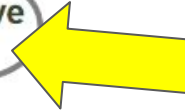
NODE: Downtown

6 - 12

Dwellings / acre

Context-sensitive

Max. height



PRIMARY LAND USES



- Mix of retail (grocery markets, pharmacies, restaurants)
- Neighborhood retail (shops, cafes, restaurants, personal services)
- Residential (townhomes, multi-family, limited single-family)
- Office
- Lodging

SECONDARY LAND USES

- Personal and professional office
- Health and wellness
- Community gardens, small-scale hospitality, and live-work units.

BUILDING FORM

Infill and redevelopment will be compatible with historic Downtown

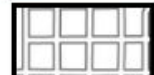


PUBLIC / CIVIC SPACE

Incorporate pocket parks and planting beds. Where space doesn't allow new civic open spaces, Developers may enhance existing spaces.



URBAN FORM



Chapter 14 - Amend corridor information to match to match Chapter 12

connectivity where feasible, and avoid further pad-site fragmentation that weakens reinvestment potential.

2. Medical Overlay priority: Where two uses are otherwise eligible for the same frontage, the City should prioritize the use that more directly supports the Medical Overlay's function, including hospital expansion, clinics, lodging, pharmacy, food service, outpatient care, administrative office, senior-support housing, and related health-service uses. General highway retail should remain secondary to the healthcare, employment, and patient-support ecosystem.

SR 59 SOUTH OF DOWNTOWN: RETROFIT CORRIDOR

South of Downtown, SR 59 should be managed as an older commercial strip corridor with established intersections, aging frontage, and selective Node opportunities. Because most of this segment is already built out, the emphasis should be retrofit, reinvestment, and selective infill rather than further strip expansion. The goal is to improve Corridor performance, appearance, and long-term adaptability by focusing new activity at existing Nodes and repairing underperforming frontage over time.

Frontage allocation

- Tier 1:** Major intersections and the strongest remaining frontage should be reserved for high-capture retail, food service, lodging, and related uses that depend on visibility and can improve corridor performance.

Tier 2: Secondary frontage and internal areas should support integrated multi-tenant redevelopment, liner infill, and shared-parking formats that improve land productivity without consuming additional prime frontage.

Tier 3: Interior and edge areas should support lodging, office, residential, service, and transition uses that stabilize demand and improve compatibility with adjoining areas.

Design and access guidance

1. Emphasize corridor repair through access consolidation, cross-access, parking reconfiguration, frontage infill, better street definition, landscaping, and redevelopment of underperforming sites at key nodes. Remaining infill opportunities should improve corridor structure and long-term productivity rather than add isolated curb cuts or shallow standalone pads.
2. SR 59 South of Downtown should favor block repair over pad proliferation. Tier 2 is the principal retrofit and reinvestment zone. Tier 3 should absorb longer-term transition uses, housing, lodging, office, and adaptive reuse that stabilize demand and improve compatibility.

U.S. 98: NODE-BASED CORRIDOR AT CROSSINGS AND GATEWAYS

U.S. 98 should be managed as a node-based corridor, with higher intensity focused at designated crossings and gateways and access

Ordinance, and other development ordinances for new corridor developments.

FOLEY BEACH EXPRESS (SR 161): NODE-BASED GROWTH CORRIDOR

Foley Beach Express is one of the City's principal long-term growth corridors and an increasingly important regional access route. With rising traffic, shifting travel patterns, and ALDOT now managing the roadway, SR 161 will play a growing role in shaping retail development, access, and long-term corridor form.

The nodes at Fern Avenue, U.S. 98, and County Road 20 represent most of the City's remaining major greenfield development potential. Their management is therefore critical to long-term corridor quality, fiscal sustainability, and preservation of future retail opportunity as the corridor evolves.

Accordingly, Foley Beach Express should develop as a Node-based, access-managed corridor, with growth concentrated at major intersections rather than dispersed continuously along the roadway. Development should preserve enough frontage, depth, and internal block capacity at these locations to allow complete Village Centers to mature over time, while avoiding strip patterns that consume frontage early and limit future reinvestment.

Frontage allocation

- Tier 1:** Major intersection frontage and primary Node edges should be reserved for high-capture retail, lodging, and related uses that depend on visibility and direct customer capture. These areas should form the visible edge of future centers and should not be consumed by low-intensity frontage, excessive setbacks, or parking-first layouts.
- Tier 2:** The first internal blocks behind Tier 1 should accommodate compact multi-tenant retail, restaurant clusters, tourism-oriented



Chapter 20 - New chapter detailing process for amending and implementing the Comprehensive Plan

20

Plan Administration, Review & Amendment

INTRODUCTION

This *Comprehensive Plan* provides long-range guidance for land use, capital improvements, growth management, and the form and character of development in Foley. As stated in Chapter 1, the Plan is both a practical decision-making tool and a living document. It is intended to provide stability and predictability while remaining responsive to changing conditions, priorities, and opportunities.

This chapter establishes a clear framework for:

- Monitoring the implementation of the Plan
- Considering amendments when needed
- Conducting periodic review so that the Plan remains aligned with the City's vision, Place Type framework, and strategic priorities

It should be read in conjunction with Chapter 1, the guiding principles in Chapter 6, and the map calibration procedures in Chapter 18.

PURPOSE

The purpose of this chapter is to keep the *Comprehensive Plan* current, useful, and internally consistent over time. The Plan should not be amended casually or in a piecemeal manner that weakens its overall structure. At the same time, the City recognizes that growth, infrastructure, market conditions, demographics, environmental factors, and public priorities may change. This chapter provides a clear

Update the Place Type Map

